

A REPLAT OF PART OF LOT 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C"
IN THE SW 1/4 OF SEC. 10-T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

A replat of Part of LOT 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C", a subdivision in the City of Lee's Summit, Jackson County, Missouri, recorded as Instrument Number 2021E0128206, in the Southwest One-Quarter of Section 10, Township 47 North, Range 32 West and being more particularly described as follows.

Commencing at the Northwest corner of the said Southwest One-Quarter; thence along the West line of said Southwest One-Quarter, South 03 degrees 14 minutes 52 seconds West, a distance of 1130.41 feet; thence South 86 degrees 30 minutes 01 seconds East, a distance of 353.91 feet to the Point of Beginning, said point being a point of curvature one the South line of MADISON PARK - 1ST PLAT, a subdivision in the said City of Lee's Summit, recorded as Instrument Number 200501059014 and the North line of LOT 118C of said PERGOLA PARK, LOTS 118A, 118B AND 118C; thence along the South line of said MADISON PARK - 1ST PLAT and the North line of said LOT 118C for the following seven courses, along a curve to the right, having an initial tangent bearing of South 83 degrees 54 minutes 13 seconds East, a distance of 150.00 feet, a central angle of 08 degrees 32 minutes 29 seconds East, a distance of 47.06 feet, a central angle of 02 degrees 53 minutes 07 seconds East, a distance of 59.95 feet; thence South 77 degrees 00 minutes 26 seconds East, a distance of 81.10 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 15.00 feet, a central angle of 48 degrees 46 minutes 38 seconds and an arc length of 12.77 feet; thence South 28 degrees 13 minutes 48 seconds East, a distance of 41.96 feet; thence South 59 degrees 12 minutes 05 seconds West, a distance of 10.34 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 476.00 feet, a central angle of 02 degrees 53 minutes 07 seconds and an arc length of 23.97 feet to a point on the North line of PERGOLA PARK - 5TH PLAT, a subdivision in the said City of Lee's Summit, recorded as Instrument Number 2023E000449; thence along the Northerly and Westerly lines of said PERGOLA PARK - 5TH PLAT for the following fourteen courses, North 33 degrees 41 minutes 04 seconds West, a distance of 5.00 feet; thence South 56 degrees 18 minutes 58 seconds West, a distance of 83.04 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 228.00 feet, a central angle of 08 degrees 32 minutes 29 seconds and an arc length of 33.36 feet; thence North 58 degrees 55 minutes 21 seconds East, a distance of 26.70 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 476.00 feet, a central angle of 02 degrees 53 minutes 07 seconds and an arc length of 15.92 feet; thence South 28 degrees 18 minutes 52 seconds West, a distance of 48.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 61 degrees 41 minutes 08 seconds East, a radius of 276.00 feet, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 13.31 feet; thence South 58 degrees 55 minutes 21 seconds East, a distance of 17.74 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 35 degrees 59 minutes 41 seconds West, a radius of 478.00 feet, a central angle of 40 degrees 37 minutes 02 seconds and an arc length of 338.86 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 04 degrees 37 minutes 31 seconds East, a radius of 247.00 feet, a central angle of 04 degrees 49 minutes 04 seconds and an arc length of 20.77 feet; thence South 41 degrees 52 minutes 13 seconds West, a distance of 78.28 feet; thence South 80 degrees 38 minutes 45 seconds West, a distance of 21.89 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 157.00 feet, a central angle of 08 degrees 45 minutes 59 seconds and an arc length of 24.02 feet; thence South 00 degrees 36 minutes 35 seconds East, a distance of 15.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 00 degrees 36 minutes 35 seconds West, a radius of 213.00 feet, a central angle of 03 degrees 55 minutes 19 seconds and an arc length of 14.58 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 16 degrees 56 minutes 07 seconds West, a radius of 614.00 feet, a central angle of 49 degrees 16 minutes 49 seconds and an arc length of 528.10 feet; thence North 05 degrees 49 minutes 52 seconds East, a distance of 48.00 feet; thence North 04 degrees 11 minutes 09 seconds East, a distance of 111.55 feet to the Point of Beginning, and containing 2.2151 acres, more or less.

STATE OF _____)
)ss.
COUNTY OF _____)

Before me personally appeared Russell G. Pearson, who being by me sworn did say that he is an authorized signatory for NLV PERGOLA PARK LLC, a Missouri limited liability company and owner of the property identified on this plat, and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ____ day of _____, 202__ By _____
Russell G. Pearson

Subscribed and sworn to before me this this ____ day of _____, 202__.

Notary Public _____

Print Name _____

My Commission Expires: _____

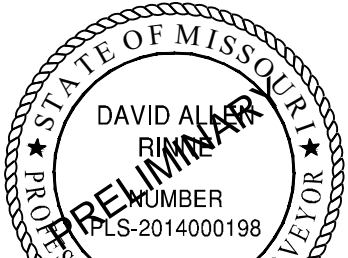
This is to certify that the within plat of "PERGOLA PARK - 6TH PLAT, LOTS 134 thru 144 and TRACTS 12-6, T and S 36N, R 10E, M 1N" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ of _____, 20____ by Ordinance No. _____.

William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	D
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Charles E. Touzinsky II - Planning Commission Sec. Date _____
Date _____ George M. Binger, III, P.E. - City Engineer

Tracy L. Albers - Director of Development Services Jackson County Assessor Office Date

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-21-2024 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

OWNER/DEVELOPER:
NLV PERGOLA PARK LLC
C/O BOX REAL ESTATE DEVELOPMENT LLC
3152 SW GRANDSTAND CIR
LEE'S SUMMIT, MO 64081

1. The bases of bearing and coordinates are based on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.
2. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are defined at the prolongation of each interior lot line.
3. **FLOOD NOTE:** Subject Property lies within Flood Zone X, denoted as areas determined to be outside the 0.2% annual chance floodplain per FIRM map no. 29095C0414G, revised January 20, 2017.
4. **GAS AND OIL WELL NOTE:** Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

LEGEND:

#####	- LOT NUMERICAL ADDRESS
BL	- BUILDING LINE
E/E	- ELECTRICAL EASEMENT
R/W	- RIGHT-OF-WAY
-----	- EXISTING LOT AND PROPERTY LINES
-----	- EXISTING PLAT AND R/W LINES
U/E	- UTILITY EASEMENT
-----	- 5' SIDEWALK

▲ FOUND 1/2" REBAR WITH LS8859-F CAP

○ SET 1/2" REBAR W/LS-8859-F CAP

PERMANENT MONUMENTS

☐ SET 2" ALUMINUM CAP W/
MO LS20022008859
ON 24" LONG 5/8" BAR

LOT #	AREA (SF)
134	6,790.34
135	5,853.39
136	5,853.39
137	4,942.86
138	4,942.86
139	4,932.58
140	5,863.67
141	7,796.20
142	7,476.97
143	5,447.41
144	4,515.34
TRACT 12-6	9,376.56
TRACT T	2,965.29
TRACT U	12,729.84

COORDINATE LIST		
Point #	Northing	Easting
1	996249.8565	2802867.0554
2	996233.8664	2802978.9270
3	996223.3441	2803037.5715
4	996205.1105	280316.15947
5	996197.5897	2803126.4381
6	996160.6213	2803146.2854
7	996155.3263	2803137.4039
8	996142.5403	2803117.1320
9	996146.7011	2803114.3586
10	996100.4504	2803044.9666
11	996079.7585	2803018.4807
12	996093.5416	2802995.6119
13	996101.2807	2802982.0419
14	996059.0235	2802959.2746
15	996052.4310	2802970.8345
16	996043.2718	2802966.0314
17	995723.8237	2802896.3226
18	995703.0600	2802897.1246
19	995644.7808	2802844.8737
20	995641.2234	2802823.2780
21	995639.1439	2802799.3706
22	995583.1471	2802799.9665
23	995583.4949	2802785.9369
24	996090.8486	2802854.0392
25	996138.6017	2802858.9130

BUILDING LINE/ENCROACHMENT SUMMARY:		
YARD LOCATION	SETBACK TO PRIMARY MAXIMUM ALLOWABLE	FACE OF STRUCTURE APPURTENANCE ENCROACHMENT
FRONT YARD	20'	8'
STREET SIDE YARD	12'	5'
REAR YARD	3'	3'
SIDE YARD	5'	2'

BUILDING TYPE MATRIX:
Building Types allowed in this plat shall be similar to those found in the "Types Matrix, Urban Regulations", for the New Longview Development as prepared by 180° Design Studio, LLC, dated January 17, 2003 as to Types Va, VI, VII, VIII and IX without regard to center, general or edge preference

SIGHT DISTANCE NOTE:

No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the adjoining street or driveway pavement, within the triangular area formed by:

Lines 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street, from their point of intersection and any other areas designated as "Site Triangle".

SIDEWALK NOTE:

Sidewalks as shown on the Pergola Park - 6th plat shall either be installed with the construction of the public street infrastructure as shown on the Pergola Park - 6th plat, or developer shall deposit a cash escrow with the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance.

